

Planning & Zoning Meeting Minutes (Special Meeting Designation)

3 Jan 18

Members Present: Rife, Oman, Piazza, Pommell, Greenberg

Council attendance: None

Public attendees: Mike Morasco

Meeting opened at 7:13 pm

Acceptance of agenda. Motion by Pommell, second by Piazza, all in favor.

Agenda Item - New/Old business:

Preliminary Plan for Tre Sorrelle Dolce - Expanded development of Tre Sorrelle Dolce Ice Cream to include mini golf complex.

Mike Morasco/Owner/Developer presented preliminary plan documents requested from Town office. These include formal PLUS minutes, KCD cert., 8 copies prints, site plan, etc.

PZ Chair would not entertain any motion for recommendation to town council per advice from town solicitor just prior to meeting. Reason is the site plan was not in proper format, drawing package has not been reviewed by town engineer and some items not address in table, reference page 83. These items must be accomplished prior to Preliminary Plan action to PZ, reference page 81 of LUDC.

Developer noted the Preliminary Plan package presented contained all information as previously instructed/reviewed by the town but would strive to comply with Site plan by next meeting on 24 Jan. As to list of requirements, all are not applicable to simple project proposed. Members of PZ noted there is no town engineer position, which PZ Chair indicated one was being hired.

Developer request all (related building permits) is done as one package since one is contingent on the other, and time is factor to schedule contractors, etc.

Follow up questions from developer:

Setback requirements –

There is not presently setbacks established for Town Center Zone. The proposed setback of five feet was deemed acceptable by the PZ given a fence would be erected and a shrubbery boundary.

Parking requirements –

Paved versus unpaved – If acceptable to any other DE laws, PZ accepts and recommends current permeable surface to remain (versus impervious blacktop which would then dictate runoff issues, etc.).

Number of parking spaces required – There is no parking requirement established for Town Center Zone. PZ deems the current parking available sufficient for the project.

Request language to appease the requirements for approvals of a formal site plan -

Need the site plan be required to be drawn by engineer, require surveys, etc. and onerous requirements for relatively simple projects?

Suggested revamping wording directing all table requirements to separate levels of projects.

This prompted a discussion as to the intent and applicability to relatively simple or singular building project versus large scale project. Some members noted there should be flexibility but did not discuss what that would entail. Open item.

Site Plan for associated buildings in project –

Per Town Clerk, contacted via phone, is not required as they would be within/smaller footprint of existing structures. Site Plan only for new development proposed area to include parking plan.

Next P&Z meeting Scheduled for Wednesday 24 Jan. 18 at 7:30 pm.

Meeting adjourned at 8:45 p.m. Motion by Piazza, second by Greenberg, all in favor.